

FOR SALE

Guide Price £120,000 to £130,000 Share of Freehold



68 Doyle Avenue, Fairwater, Cardiff. CF5 3HU

- NO CHAIN - 2-BED 1st FLOOR FLAT
- LANDLORDS/ INVESTORS - TENANT PAYS £800 PCM
- 7.7% APPROX. ANNUAL RENTAL YIELD
- IMMACULATE THROUGHOUT
- MATURE & TIDY TENANT
- EXCELLENT TRANSPORT LINKS & LOCATION
- CLOSE TO WAUN-GRON PARK TRAIN STATION
- FITTED KITCHEN
- uPVC D/G WINDOWS & GAS C/H with COMB-BOILER
- SHARE OF FREEHOLD (£0.00 NO SERVICE/MAINTENANCE OR GROUND RENT CHARGES)



Mr Homes Estate Agents
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PROPERTY DESCRIPTION

* Guide Price: £120,000 to £130,000 * NO CHAIN - 2-BED IMMACULATE 1st FLOOR FLAT - IDEAL FOR LANDLORDS/INVESTORS - CURRENT TENANT PAYS £800PCM - 7.7% APPROX. ANNUAL RENTAL YIELD - 2-BED GROUND FLOOR FLAT (10 PEROTS CLOSE) ALSO AVAILABLE FOR SALE with NO CHAIN - SHARE OF FREEHOLD £0.00 NO SERVICE/MAINTENANCE or GROUND RENT CHARGES . MR HOMES are pleased to Offer FOR SALE this 2-Bedroom 1st Floor Flat. The Flat is currently tenanted and is receiving £800 Per Calendar Month. The Flat is in Immaculate Condition and benefits from uPVC Double Glazing Windows, Gas Central Heating Powered by an i24 Combi-Boiler. There is also a Private Front Garden and a Private Driveway. 360 VR Tour Link > <https://tour.giraffe360.com/doyleavenue68ap> EPC Rating = C. - Council Tax Band = C. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage. FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hallway - Ground Level - 3' 9" x 4' 6" (1.14m x 1.37m)

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Enter via uPVC Half Glazed & Obscured D/g Door, Tiled Floor, Staircase to Landing.

Landing - 3' 3" x 11' 9" (0.99m x 3.58m)

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Laminate Flooring, Wall Mounted RCD Consumer Unit, Wall Mounted Thermostat Controller, Plastered Walls & Ceiling, Hatch to Insulated Loft.

Living / Dining Room - 9' 6" max x 18' 6" (2.90m x 5.64m)

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Laminate Flooring, 2x uPVC D/g Windows to Rear, 2x Radiators, Plastered Walls & Ceiling.

Kitchen - 6' 2" x 8' 8" (1.88m x 2.64m)

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Tiled Flooring, Matching Wall & Base Units with Work Surfaces Over & Tiled Splashbacks, Stainless Steel Sink & Drainer with Mixer Tap Over, uPVC D/g Window to Side, 4x Ring Electric Hob with Extractor Hood Over, Electric Fan Assisted Oven, Integrated Fridge-Freezer, Plumbed for Washing Machine, Radiator, Wall Mounted i24 Combi-Boiler.

Bedroom 1 - 7' 11" x 10' 11" (2.41m x 3.33m)

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Laminate Flooring, uPVC D/g Window to Front, Radiator, Plastered Walls & Ceiling.

Bedroom 2 - 6' 7" x 9' 8" (2.01m x 2.95m)

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Laminate Flooring, uPVC D/g Window to Front, Radiator, Plastered Walls & Ceiling.

Bathroom Suite - 5' 7" x 6' 9" (1.70m x 2.06m)

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Tiled Flooring, P-Shaped Panel Bath with Chrome Mixer Tap and Mixer Shower Over, Curved Glass Shower Screen, Pedestal Wash Hand Basin with Chrome Mixer Tap and Tiled Splashback, Close-Coupled W.c, Walls Tiled around Bath/Shower & W.c, Remaining Walls & Ceiling are Plastered, Radiator, Wall Mounted Electric Extractor Fan, uPVC Obscured D/g Window to Side.

Private Driveway to Side

Front Garden - Private & Enclosed

Brick-Paving and Laid Lawn Enclosed by Medium Height Brick Walls.



MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Allocated.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Level access.

EPC Rating: C (75)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Construction Type

House Conversion

Ex-Local Authority

Standard Brick Construction



